



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, APRIL 25, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. S201601 – William Hoboth, owner/applicant, for a 1-lot resubdivision on property located on the east side of Pinnacle Road, APN 075-020-0000 in an RA (Rural Agricultural) Zone.
2. Z201608 – Josh Virkler, owner/applicant, request for a zone change from Commercial/Residential to Commercial on property located at 75 West Road, APN 019-007-0000.
3. Z201610 – Town of Ellington, owner/Emergency Management Services, applicant request for a Special Permit for the construction of a communication tower and associated improvements in accordance with Section 7.3 – Communication Tower of the Ellington Zoning Regulations on property located at 37 Maple Street (Emergency Operations Center), APN 073-009-0000 in an R (Residential) Zone.
4. Z201607 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.5.2 – Expiration of Permit – Earth Excavation.
5. Z201609 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14-3(B) – Farm Stores and Section 10.2 – Definitions.

IV. OLD BUSINESS:

1. Z200522 – Request from T&M Building Co for a performance bond reduction to \$384,800 for the development known as Center Village on the south side of Maple Street, APN 073-014-0000. **(TABLED FROM THE MARCH 21, 2016 REGULAR MEETING)**

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!

V. NEW BUSINESS:

1. S201503 – Pursuant to correspondence from RSK-Kellco, Inc., request for a second and final 90-day extension for Wheeler Farms (approved on October 26, 2015), a 12 lot re-subdivision of 8 Leila Lane, APN 180-013-0000, and APN 180-014-0000, in an RAR (Rural Agricultural/Residential) Zone.
2. S201503 – Pursuant to correspondence from RSK-Kellco, Inc., request for a determination of the remaining open space fee required in lieu of an appraisal for Wheeler Farms (approved on October 26, 2015), a 12 lot re-subdivision of 8 Leila Lane, APN 180-013-0000, and APN 180-014-0000, in an RAR (Rural Agricultural/Residential) Zone.
3. Z201611 – Patrick Kelly, owner/applicant, request for a Special Permit for more than 3 garages (2 existing) on property located at 6 Olde Farms Road, APN 063-059-0000, in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
4. Z201612 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14 – Agricultural Uses to consider the keeping of backyard poultry and small stock on property less than three (3) acres. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 21, 2016 Meeting Minutes.
2. Correspondence/Discussion:

VII. ADJOURNMENT: